



Westfield–Washington Township Advisory Plan Commission (APC) Minutes of the Monday, August 16, 2021 Meeting *Presented for approval: September 7, 2021*

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Monday, August 16, 2021 at Westfield City Hall.

Active Links for this Meeting:

[August 16, 2021 BZA Agenda & Exhibits](#)

[August 16, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department

OPENING OF MEETING *YouTube Time: 0:21*

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Andre Maue, Dave Schmitz Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Ginny Kelleher.

Commissioners Absent: All present.

City Staff Present in Person: Pam Howard, Senior Planner; and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES *YouTube Time: 1:00*

- August 2, 2021 APC Minutes.

Motion: McCarty motioned to approve the August 2, 2021 APC minutes as presented.

Kelleher seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2108-ODP-19 & 2108-SPP-19

YouTube Time: 2:50

Lancaster II

Northeast corner of 186th Street and Casey Road

William Tres Developers by HWC Engineering requested Overall Development Plan and Primary Plat review of 90 Lots on 36.01 acres +/- in the Lancaster II PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Motion: Maue motioned to approve 2108-ODP-19 & 2108 SPP-19.

Burkman seconded. Motion passed. Vote 9-0.

Midland South Waiver

Old Town Design Group requested a waiver for right of way design to accommodate a sidewalk design change to address a neighboring property owner's concern.

YouTube Time: 5:38

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: Deck motioned to approve the Waiver for Midland South.

Kelleher seconded. Motion passed. Vote 9-0.

2108-ODP-20 & 2108-SPP-20

YouTube Time: 12:43

Midland South

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requested Overall Development Plan and Primary Plat review of 1 Lot on 3.37 acres +/- in the Midland South PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: McCarty motioned to approve 2108-ODP-20 & 2108-SPP-20.

Maue seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

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2102-PUD-06
[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

**2108-ODP-18 &
2108-SPP-18**
[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

**2108-ODP-21 &
2108-SPP-21**
[CONTINUED]

Bonterra

South of SR 32 and 1/4 mile west of Gray Road

M/I Homes of Indiana by Kimley-Horn and Associates requests Overall Development Plan and Primary Plat review of 138 lots and 2 blocks on 28.77 acres +/- in the Bonterra PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21
[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22
[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-23
[CONTINUED]

Springmill Trails PUD Mixed-Use Amendment

East of Ditch Road, West of Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Springmill Trails PUD modifying 10.99 acres +/- to allow for development of for-sale townhomes.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

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WITHDRAWN PETITIONS

Winterburg PUD [WITHDRAWN]

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS *YouTube Time: 13:50*

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT *YouTube Time: 42:00*

Schmitz motioned to adjourn the meeting.

Spoljaric seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 7:42 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary